R2870446 Apartment/Condo

312 4770 52A STREET DELTA

Delta Manor, V4K 5B5

Residential Attached \$644,900 (LP)

| | | Deita Manor | , V4N JBJ | | | , - , (|
|--|--|--|--|--|---|-------------------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Bui | lt: 1996 | 3 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 1. 1990 28 |) |
| Lot Area: | | Full Baths: | 2 | Zoning: | CD2 | 28 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | | 97.44 |
| Rear Yard Exp: | | Maint. Fee: | 438.05 | For Tax Year: | φ <u>2</u> ,03 2023 | |
| View: | Yes | | 400.00 | P.I.D.: | | , 608-269 |
| view. | 165 | | | 1 | 020- | 000-203 |
| Style of Home: | Penthouse,Upper Unit | | Parking: | Total: 1 - Covered | :1 | |
| Construction: | Frame - Wood | | Covered Parking: | 1 | | |
| Exterior: | Mixed, Vinyl | | Parking Access: | Front | | |
| Foundation: | | | Parking: | Garage Underbuil | ding | |
| Rain Screen: | | | Locker: | Yes | | |
| Renovations: | Partly | | Units in Dev: | 58 - Total Units in Strata: 58 | | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | | Distance to: | | | |
| Water Supply: | City/Municipal | | Title to Land: | Freehold Strata | | |
| Fuel/Heating: | Baseboard,Electric | | Property Disc: | Yes | | |
| Outdoor Area: | Sundeck(s) | | PAD Rental: | | | |
| Type of Roof: | Asphalt | | Fixtures Leased: | No | | |
| Floor Finish: | Laminate,Wall/Wall/Mixe | d | Fixtures Rmvd: | No | | |
| | | | | | | |
| | | | | | | |
| View: | Yes : Courtyard | | | | | |
| View: Mgmt. Company: | Yes : Courtyard Ascent | | | | | |
| | Ascent Westham Lane | | | | | |
| Mgmt. Company: | Ascent Westham Lane Community,Electricity,Na | | | | | |
| Mgmt. Company: Complex / Subdiv: | Ascent Westham Lane Community,Electricity,Na STRATA LOT 50, PLAN I | atural Gas LMS2591, DISTRICT LOT 116, GRC RTY IN PROPORTION TO THE UNI | | | | AN INTEREST IN |
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Top Floor in desirable Westham Lane. Beautiful move in ready, 2 beds 2 bath, bonus split bedroom plan. 954 sqft approx. with an Open Floor plan with spacious dining room, living room has a beautiful gas fireplace. Features include; Kitchen & bathrooms have updated countertops, updated flooring & modern colour scheme. Large primary bedroom with walk-in-closet and ensuite. Covered sundeck off living room, quiet side of the building overlooking the courtyard, great for BBQing, reading a book or just relaxing. Fabulous location, walk to shopping, transit, restaurants or Village amenities.

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